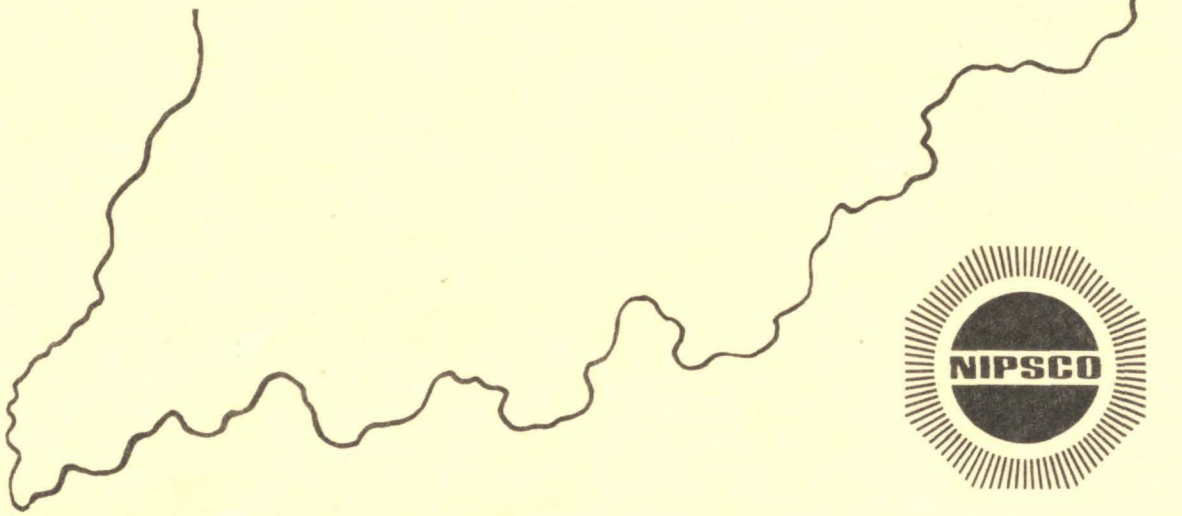
JUN 2 '80
FOR REFERENCE ONLY
INDIANA COLLECTION
Portage

NORTHERN INDIANA

"AN AREA OF CHALLENGING OPPORTUNITIES"

COMMUNITY ANALYSIS OF PORTAGE, INDIANA



NIPSCO

For further information contact: Manager of Area Development / Northern Indiana Public Service Co. / Hammond, Indiana

Community Analysis of PORTAGE, PORTER County, Indiana

LOCATION

(Distance And Direction To Four Major Cities) CHICAGO, ILLINOIS (NW) 35 MILES; GARY, INDIANA (W) 8 MILES: INDIANAPOLIS, INDIANA (SE) 160 MILES: SOUTH BEND, INDIANA (E) 52 MILES

POPULATION

	City	County	Percentages of City Population White	Non-White	Foreign Born
1960 Census	11,822	60,279	99.9 %	0.1 %	3.0 %
1970 Census*	19,127	87,114	99.9 %	0.1 %	2.7 %
1980 Projected Census	28,700	126,300	99.9 %	0.1 %	2.4 %

Standard Metropolitan Area (If Any) Hammond, Gary, East Chicago Population Retail Trading Area 46,600

CLIMATE

	Average Temp. of		Month	Rain Inches	Snow Inches		
Coldest Month	JANUARY 29.7	Wettest Month	JUNE	8.75	--	No. Days Under 32°	39
Hottest Month	JULY 70.7	Driest Month	MAY	1.39	--	No. Days Over 90°	18
Annual Average	50.3	Annual Total		34.28	44.1	Degree Days Per Year	6,121
Annual Average Clear Days	107	Partly Cloudy	97	Cloudy	161	Elevation	620

GOVERNMENT

Form And Organization Mayor - Seven Councilmen - Clerk-Treasurer Term Of Office 4 Yrs., Expires 12-31-83
Incorporated Or Unincorporated INCORPORATED Class (If Any) 3 Area Within City 30 Square Mile
Annual Budget $ 3,374,500 Primary Source(s) Of Revenue Property tax, State Tax, Gas and Excise Tax
Streets 128 mi. Paved 90 % Black Top (X) Cement (X) Street Lights YES Type MERCURY VAPOR
Bonded Indebtedness: City $ 45,000 (7-2-79), County $2,725,000 (7-2-79) Other **
Police Force: Regular 36 Special 6 Equipment 14 cars, radar, radio, photo lab, 26 leased vehicles
Fire Dept.: Regular 31 Volunteer -- Equipment ***
Average Annual Number Of Calls 650 Fire Insurance Rating In Community 7
Is City Covered By Zoning Ordinances—Yes (X) No ( ) Territory Covered ALL OF CITY
Zoning Plans COVERED BY MASTER PLAN Master Plan: Yes (X) No ( )
Annexation Plans NONE
Sewerage Treatment Plant: Yes (X) No ( ) Capacity 6,000,000 GPD Peak Demand 3,000,000 GPD
Area Covered By Plant WHOLE COMMUNITY Sewer Use Charge $12.25/Month Storm Sewers DRAIN PROJECT
Is Garbage Pick-up Provided? YES

TAXES

Total Rate Within City $11.7065 Per $100 Valuation—Yr. Payable 1979 Assessed At 33-1/3 % TRUE Value
Total Rates(s) For Surrounding Twp(s) PORTAGE - $9.3387 Per $100 Valuation
State Retail Sales Tax 4 % State Gross Income Tax Or Adjusted Gross Income Tax ****
Unemployment Compensation Rate 0.2%-3.3% Experience Rating Claimant's Benefits $74-$124; 26 WEEKS MAXIMUM
Workmen's Compensation Rate EMPLOYER'S LIABILITY Benefits 66-2/3% of weekly wage; $140 maximum 1980
Exemptions (Homestead—Veterans—Mortgage) $1,000 (INDIVIDUAL) Special Taxes *****
Exemptions (Industrial) $1,000 GROSS INCOME City Or Twp Tax Rate Trend Last Five Years ******
Corporate Franchise Tax NONE Machinery, Equipment, Inventory Tax PROPERTY TAX
Corporation Organization Fee *******

HOUSING

(5 Mobile Home Parks; 1,291 units)
Total Homes In Community 7,112 Owner Occupied 85 % Average Lot Size 80' x 140'
New Units Constructed Last Three Years: Houses 1,268 Cost/Sq. Ft. $36.00 Apartments 47 bldgs., 605 units
Houses For Sale 162 Price Range $30,000 - $75,000 Apartments For Sale 0 Price --
Houses For Rent 0 Price Range -- Apartments For Rent 10 Price $225-$280/month
Name Of Hotel(s) NONE Total Rooms -- Number Of Motels 4 Total Units 474

HEALTH AND WELFARE

Name Of Hospital(s) St. Mary Medical, Hobart; Mercy and Methodist, Gary; Porter Memorial, Valparaiso Total Number Of Beds 1,300
Number Of Doctors 12 Number Of Dentists 12 Number Of Ambulances Available 3
Number Of Nursing Homes 1 Other Special Health Facilities CLINIC AND LABORATORY, DENTAL LAB

Prepared By: NORTHERN INDIANA PUBLIC SERVICE COMPANY

EDUCATION

No. Elementary Schools 8 Total Enrollment 4,502 Grades Included KINDERGARTEN - 5
No. Junior High Schools 3 Total Enrollment 2,895 Grades Included 6 - 9
No. High Schools 1 Total Enrollment 2,259 Grades Included 10 - 12
Total No. Of Teachers 415 Pupil To Teacher Ratio: Elementary 25.8 Jr. High 26.9 High 22.3
Certification Requirement Of Teachers Bachelor's Degree - Indiana License Cost Of Education Per Pupil $ 1,309.16
No. Of Parochial Schools 2 Total Enrollment 295 Grades Included KINDERGARTEN - 4
No. Of Private Schools NONE Total Enrollment -- Grades Included --
Vocational Training Facilities Home econ., bldg. trades, mach. shop, welding, diesel mech., auto mech., drawing, elec. printing
College And Universities (Nearest)
Liberal Arts Indiana University NW, Gary; Valparaiso University, Valparaiso; Purdue University North Central, Westville
Engineering PURDUE UNIVERSITY CALUMET, Hammond
Business Administration INDIANA UNIVERSITY NORTHWEST, GARY; VALPARAISO UNIVERSITY
Graduate Schools VALPARAISO UNIVERSITY
Research Labs And Institutions URSCHEL LABORATORY AND MILLER LABORATORY, VALPARAISO

CIVIC AND RECREATIONAL

Major Civic Organizations Lions, Exchange Club, Chamber of Commerce, Jaycees, League of Women Voters, Rotary
No. Of Churches: Protestant 25 Catholic 1 Jewish -- Other --
Main Cultural Attractions NEARBY MICHIGAN CITY, VALPARAISO, AND CHICAGO
Library(s) No. Volumes: Technical 1,260 Total 18,869 Parks: City 6 State Indiana Dunes
Golf Courses: City 1 Private NONE Sports: High School YES College VALPO U. Prof. CHICAGO
No. Nearby Lakes 4 Rivers 1 Bowling Alleys 1 Theaters 7 IN AREA

AREA RESOURCES

Is Ample Supply Of Water Available? Yes (X) No ( ) Source LAKE MICHIGAN Future Supply LAKE MICHIGAN
Is There A Water Pollution Ordinance? Yes (X) No ( ) Air Pollution Ordinance? Yes (X) No ( )
Mineral Resources SILICA AND MOULDING SAND Agricultural And Forest Products ALL FARM PRODUCTS
Average Annual Market Value Of Farm Products Sold In PORTER County $ 23,115,000 (1974)

LABOR MARKET

Present Employment	Male and Female
Manufacturing	10,956
Non Manufacturing	1,600
Government	150

% Mfg. Workers In Union 85
Unemployment 4.8 % Labor Force
State Right To Work Law: Yes ( ) No (X)
Strikes (Past Five Yrs.) NONE
Workers Involved -- Man Days Idle -- Labor Force Available: Male 300 Female 400

Average Hourly Wage Rates:	Male and Female			
Skilled	$ 7.50	To $ 12.75	$	To $
Semi-Skilled	$ 5.00	To $ 8.13	$	To $
Un-Skilled	$ 3.00	To $ 6.03	$	To $
Clerical	$ 3.00	To $ 8.76	$	To $

INDUSTRY

Local Industries

Firm	Product	No. of Empl. Male and Female
BETHLEHEM STEEL CORPORATION (Portage and Burns Harbor)	Steel sheets, plates	8,600
MIDWEST STEEL DIV., NATIONAL STEEL CORPORATION	Steel sheets, plates	1,850
CONTINENTAL CAN COMPANY	Metal containers	246
MONO-SOL CORPORATION	Plastic Products	90
ENAMEL PRODUCTS & PLATING COMPANY	Electrogalvanized coils	125

Plant Closings Last Five Years And Reasons NONE

Plant Openings Last Five Years NONE

Government Installations In Area NONE

INDUSTRIAL SITES AND BLDGS

Sites Available: Deepwater 1 Riverfront -- Airport -- Highway 9 Zoned Sites 9 Undeveloped Sites 3
Present Or Planned Industrial Park(s) 3 Total Acreage Of Park(s) 18 Available Acreage 4
Price Range Of Various Sites: $ 10,000 Per Acre To $ 40,000 Per Acre
Site Data Available: Aerial Photos (X) Site Maps (X) Topographic Maps (X) Test Boring Reports ( )
Available Vacant Buildings (No. And Square Foot Size) One - 12,000 sq. ft. (planned for early 1980)
Can Financing Of Industrial Building Be Arranged? YES On What Basis? LEASE
Local Development Organization(s) PORTAGE CHAMBER OF COMMERCE, ECONOMIC DEVELOPMENT COMMISSION
Contact (Name, Address, Phone) PORTAGE CHAMBER OF COMMERCE, 2664 WILLOWCREEK ROAD, PORTAGE, INDIANA 46368
PHONE: (219) 762-3300

UTILITIES

Electric Service By NORTHERN INDIANA PUBLIC SERVICE COMPANY Private (X) Municipal ( ) REMC ( )
Average Industrial Power Cost per KWH Rates on request ¢ KWH Capacity SYSTEM WIDE Peak SYSTEM
Gas Service By NORTHERN INDIANA PUBLIC SERVICE COMPANY Private (X) Municipal ( )
Average Industrial Gas Rate Per Therm RATES ON REQUEST ¢ BTU Content 1,000 Pr/Cubic Foot
Is Gas Available For Industrial Space Heating? Yes (X) No ( ) Limitations If Any SUBJECT TO SIZE
Water Service By Gary/Hobart Water Company (elevated tower - 300,000 gal. capacity) Private (X) Municipal ( )
Pumping Capacity 4,200,000 Gal./Day: Peak Demand 3,000,000 Gal./Day: Source LAKE MICHIGAN
Average Industrial Water Rate Per M/Gal./Mo. Rates on Request ¢ Total Hardness (Parts/Million) 135
Telephone Company That Serves Area GENERAL TELEPHONE COMPANY
Average Delivered Price Of Coal/Ton For Industrial Use $100.00 BTU Rating 14,000/TON
Average Delivered Price Of Oil/Gal. For Industrial Use: 51.9 ¢ Grade 2 BTU Rating 22,000/100 gal.
(6,000 gal. or more)

COMMUNICATIONS

Newspaper(s): Daily NONE LOCAL (GARY, VALPARAISO) Weekly PORTAGE PRESS, DUNELAND JOURNAL
Circulation (PP) 10,611;(J) 12,000 Radio Stations: AM VALPARAISO, GARY FM VALPARAISO, MICHIGAN CITY
TV: VHF Ch. 2, 5, 7, 9, 11 - Chicago UHF Ch. 26, 32, 44-Chgo; 50-St. John Outside Radio Received Chicago, Hammond, Cr. Point
Outside Newspapers CHICAGO, VALPARAISO, GARY Outside TV CHICAGO

TRANSPORTATION

Highway Route Numbers: Toll Road INDIANA Interstate # 80, 90, 94 U.S. # 6, 12, 20 State # 149, 249
Distance To: Toll Road 5 Miles, Interstate Route # 80, 90, 94 0 Miles, U.S. # 6, 12, 20 0 Miles
State Highway Load Limits 72,000 LBS. GROSS Lbs., Truck Clearances, If Any LOWEST IS 11.5 Feet
Rail Lines: CONRAIL, EJ&E, NORFOLK & WESTERN, SOUTH SHORE Distance To Main Line 0 Miles
Services Or Trips Daily: Freight AS REQUIRED Passenger South Shore - 20 Reciprocal Switching: Yes (X) No ( )
Truck: No. Of Lines 12 No. Of Terminals -- Overnight Service To MAJOR CITIES WITHIN 300 MILES
Airport: VALPARAISO, HOBART, GARY Nearest Major Airport O'HARE AND MIDWAY, CHICAGO
Runway(s) Length 7,000 FEET AND 3,600 FEET (GARY) Flights Per Day NO SCH. # Of No Flight Days 23/YEAR
Is Charter Service Available? Yes (X) No ( ) Radar, Lights Etc. Yes (X) No ( )
Bus: Inter-City Lines NONE Intra-City Line NONE
On Navigable Water? Yes (X) No ( ) If Yes, Channel Depth LAKE MICHIGAN (31 ft. St. Lawrence Seaway)

FINANCIAL INSTITUTIONS

Bank(s) PORTAGE NATIONAL, CHESTERTON STATE, FIRST NATIONAL OF VALPARAISO (Cert. of Deposit - 5% to 7%)
Assets (PN) $16,800,000; (CS) $71,164,403; (FNV) $123,000,000 Prevailing Interest Rates 5 % to 7-1/2%
Savings And Loan Associations FIRST FEDERAL SAVINGS & LOAN OF VALPARAISO (Cert. of Deposit - 5-1/4% to 7-1/2%)
Assets $236,000,000 Prevailing Interest Rates 5-1/4 %

REMARKS:

(Use This Space To Explain Items Which Are Believed To Deserve Special Consideration Or To Elaborate On Items Covered In Analysis.)

* SPECIAL CENSUS TAKEN IN NOVEMBER, 1977 - PORTAGE POPULATION - 24,799
** $8,795,000 - Sewer; $1,720,000 - Portage Twp. School Debt; $140,000 - Park District; $1,700,000 - Porter County Public Library; $29,115,000 - Portage Twp. School Building Corporation (7-2-79)
*** Two 1,000 GPM pumpers, emergency car, radio, 2 tanks, high pressure equipment, inhalator unit, 2 ambulances
**** Corporate Gross Income Tax - 0.5125% - 2.05% or Adjusted Gross - 3%; Supplemental Net Income Tax - 3%
***** INTANGIBLE TAX (5¢ per $20.00 value)
****** TAX RATE TREND: (78) $10.51; (77) $10.34; (76) $10.52; (75) $10.635; (74) $10.375
******* FROM 2¢ DOWN TO .2 OF A CENT BASED UPON THE NUMBER OF SHARES AUTHORIZED - $30.00 MINIMUM; $15.00 FEE FOR FILING ANNUAL REPORTS